



The Role of Public Housing Agencies in Preventing and Ending Homelessness

August 11, 2011



Panelists

- Kristy Greenwalt, USICH (Moderator)
- Preston Prince, Fresno Housing Authority
- Kristin Winkel, King County Housing Authority
- Adrienne Todman, District of Columbia Housing Authority



Webinar Format

- Call will last approximately 1 hour and 15 minutes
- We have reserved time at the end of the webinar for Q&A.
- Audience members who would like to pose a question can do so at any time through the “questions” function found in the “GoToWebinar” toolbar.
- Call audience members are “muted” due to the high number of participants.
- Call will be recorded.



USICH Mission

*Coordinate the federal response to homelessness and create a national partnership at every level of government and with the private sector to **reduce and end homelessness** in the nation while **maximizing the effectiveness** of the federal government in contributing to the end of homelessness.*

HEARTH Act of 2009



Opening Doors

- Nation's first-ever comprehensive strategic plan to prevent and end homelessness.
- Four goals:
 - 1) Finish the job of ending **chronic** homelessness by 2015.
 - 2) Prevent and end homelessness among **Veterans** by 2015.
 - 3) Prevent and end homelessness among **families, youth, and children** by 2020.
 - 4) Set a path to ending **all** types of homelessness.



The Plan

1. Increase leadership, collaboration, and civic engagement.
2. Increasing the supply of and access to housing
3. Increase economic security
4. Improve health and stability
5. Retool the homeless crisis response system



Housing, Housing, Housing

- *Opening Doors* calls for an a shift in emphasis to mainstream resources.
- PHAs control significant amount of housing resources in the community.
- PHAs have expertise and knowledge of local housing market.
- PHAs are *critical partners* in the effort to prevent and end homelessness.



The Role for PHAs

- Be at the planning table
- Build community's supportive housing stock through conversion of Section 8 vouchers.
- Adopt and sustain commitment to deep targeting.



The Role for PHAs

Review and streamline administrative policies and procedures.

- ✓ How many trips to the PHA are required?
- ✓ What type of documentation do you require; is all of it necessary?
- ✓ How is the waiting list managed?
- ✓ How do you communicate with applicants (particularly those that do not have a permanent mailing address)?
- ✓ Can steps be done concurrently instead of sequentially?
- ✓ Is there a way to share information across public agencies more efficiently?
- ✓ Can VASH processes/procedures be coordinated with other PHAs in the area?



The Role for PHAs



Review and mitigate eligibility barriers

- ✓ Criminal history
- ✓ Credit check
- ✓ Income/security deposit requirements
- ✓ Back payments owed to PHA

Ending Homelessness In Fresno

The Role of the Fresno Housing Authority

Preston Prince
Executive Director
Fresno City and County Housing Authority

Fresno's Homeless Population

- Point in Time data shows that Fresno's homeless population grew by 25% in the past year.
- 4,380 individuals living on the streets, emergency shelters or transitional housing
- The Fresno Housing Authority does NOT have a Moving-to-Work designation.

Homeless Programs

Formed a Unit within the Assisted Housing Division for all homeless prevention initiatives, including:

- Homeless Management Information System (HMIS)
- Shelter Plus Care (S+C)- 160 TBRA units
- Homelessness Prevention & Rapid Re-Housing (HPRP)
- Veterans Affairs Supportive Housing (VASH)- 95 vouchers





Non-HUD Initiatives



Fresno Housing Homeless Pilot

- 2009-10 partnership with City of Fresno & 2 CBOs for housing & services
- HACF covered housing staff salaries, legal fees, & property liability coverage (HACF was on lease)
- 103 served; 80% transferred leases to their name.

Project P4 (100k Homes Campaign)

- 1st PHA to enroll as Lead Agency in the national campaign
- Funded staff time & **training** costs for Leadership Team
- Surveyed 285 homeless in a 3 mile radius target area during July 2011 Registry Week.
- Using its existing resources to realign housing options & proposing changes to the Agency's Administrative 2012 Plan for HCV set-asides.

Commitments

- Lead agency for the local Continuum of Care (CoC) & Homeless Management Information System (HMIS), with the Homeless Prevention Initiatives Unit Manager, Angie Nguyen, serving as the 2011-2013 Chair
- Earmarked \$4.5 million of Housing Authority funds for the development and operation of housing for the homeless
- Creation of mixed-finance housing developments targeting the chronic homeless population
- Allocate annual unrestricted funds to cover necessary operational costs that are considered “Ineligible” by federal funds (i.e. some indirect costs, staff training, etc).
- Allocated \$348k to enhance HPRP funded activities for its 160+ total persons served in the City of Fresno.

“Housing First Developments”



- Renaissance at Trinity: 20 units of Permanent Supportive Housing for Chronically Homeless. Open August 2011



- Renaissance at Alta Monte: 29 units of PSH for the chronic homeless. Opens 2012



- Renaissance at Santa Clara: 69 units of PSH for homeless & chronic homeless. Opens 2012

King County Housing Authority Supportive Housing Programs

Kristin Winkel

Senior Director of Homeless Housing Initiatives

August 11, 2011

King County Housing Authority

- 3,000 units of Public Housing
- 10,000 Section 8 Housing Choice Vouchers
- Set-asides for targeted populations
 - Disabled
 - Veterans (VASH)
 - Family reunification/Youth aging out of foster care (FUP)
 - Victims of domestic violence (DV)
- King County's Ten Year Plan to End Homelessness
- KCHA is a Moving to Work (MTW) Housing Authority

Engaging PHAs to Prevent and End Homelessness

- Recognize opportunities
- Establish partnerships
- Tap mainstream funding sources
- Address concerns
- Build on success

KCHA's Homeless Housing Partnerships

1. Housing Access and Services Program
2. Supportive Public Housing
3. Sponsor-based Supportive Housing

KCHA Disability Vouchers

Tenant-based voucher program
-1800 targeted disability vouchers
-50% formerly homeless

Consortium of service partners,
spanning various disability systems

Coordination and supplemental
services provided by YWCA

Housing Access and Services Program (HASP)



KCHA Supportive Public Housing

Permanent supportive housing using
“banked” public housing subsidy

Houses 48 formerly homeless
individuals with histories of mental
illness and criminal justice
involvement

Minimal screening criteria

On-site service provider selected and
funded by County mental health
system

Manage property within existing
public housing portfolio

Pacific Court Apartments



KCHA

Sponsor-Based Supportive Housing

Target populations:

- Chronically homeless
- Mentally ill
- Homeless young adults

Key Elements:

- Mental health providers master lease units from private landlords
- Sublet units to client and provide intensive, recovery-oriented services
- Existing relationship with mental health system that funds providers
- 150 rental subsidies

Sponsor-Based Programs



King County Government

Use a Positive Approach

- Invite local PHA to join regional efforts to end homelessness
 - Strengthens relations between PHA and local government entities
- Improve community perception of PHA by targeting special needs populations (i.e. veterans)
- Offer services to support housing stability
 - All PHAs already have hard to serve populations among existing tenants

PHA Opportunities

- Section 8 and Public Housing rent subsidies can serve extremely low income households
- Incremental new vouchers all target special populations, many homeless
 - VASH, FUP, and Non-elderly disabled vouchers
- Existing relationships with private landlords

PHA Concerns

- Negative community perception
- Landlord acceptance of Section 8 program
- Lack of adequate services for hard to serve populations
- Cuts to administrative fees

Final Thoughts

- Talk to your Housing Authorities
- Opportunities do present themselves
- Bring resources
- Appreciate Landlord risk issues



The Role of PHAs in Preventing & Ending Homelessness

*USICH WEBINAR
August 11, 2011*

**Adrienne Todman
Executive Director
District of Columbia Housing Authority**



Key Elements for Success

- Resource Allocation
- Re-engineered DCHA eligibility & leasing process
- Interagency Cooperation
- Shared database



Resources: VASH

HUD: 175 VASH vouchers to DCHA

VA: Funding for case management for 105 vouchers to DHS

DCHA: Inspects housing for 175 VASH vouchers

DHS: Case management



Re-engineered Leasing Process

Standard process has client return 4-5 times:

- ✓ Applicant interview – sent document list
- ✓ Applicant returns with missing documents (if needed)
- Eligibility Determined
- ✓ Applicant briefed on leasing process and unit selection
- Applicant searches for home
- ✓ Applicant brings in landlord paperwork and inspection request
- DCHA inspects units
- ✓ Applicant & landlord come to DCHA for lease-up



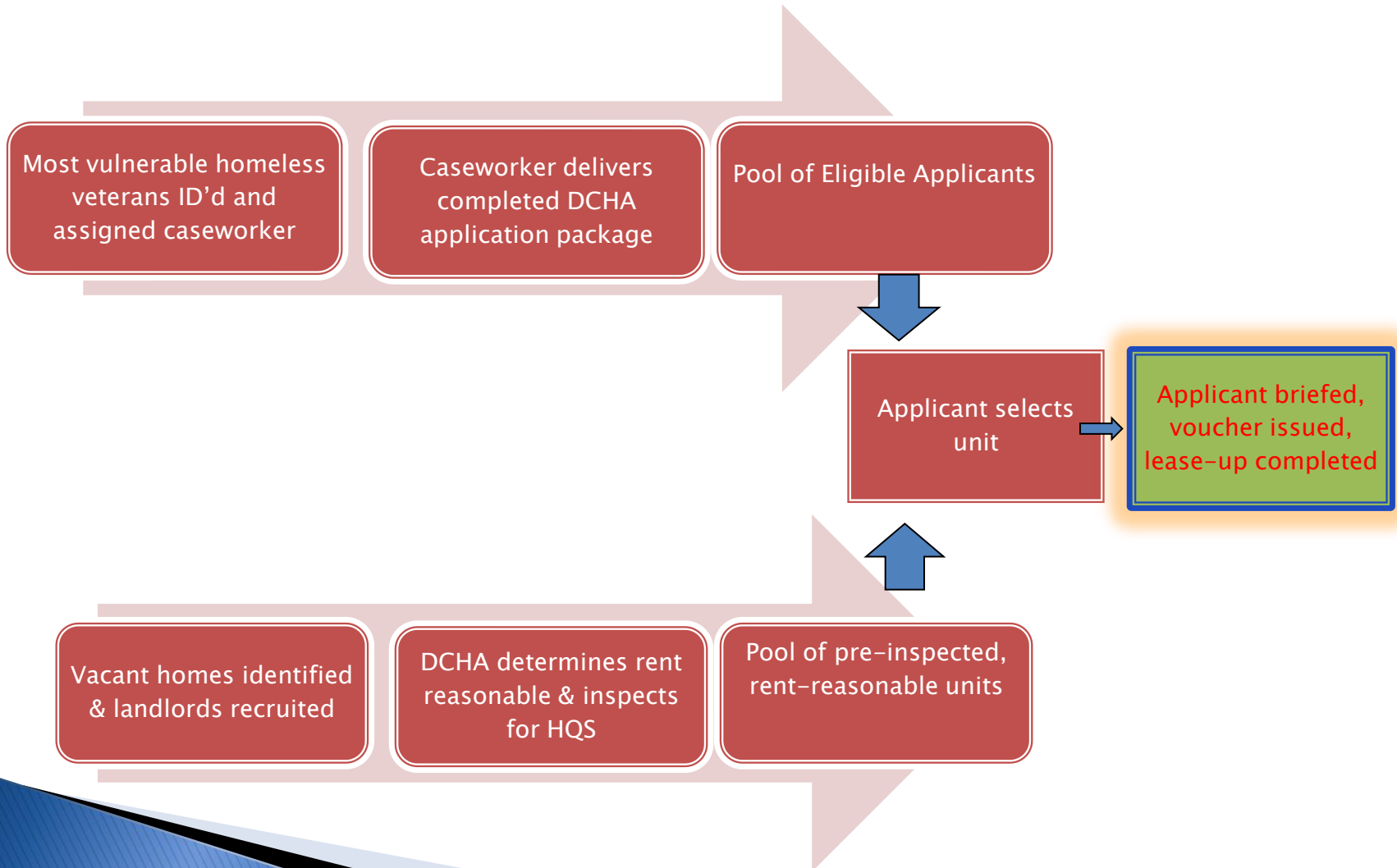
Streamlined Leasing Process

Leasing streamlined with resources:

- Caseworkers work with applicant to collect all required documentation
- DHS identifies unit
- DCHA determines rent reasonableness
- DCHA inspects unit. If repairs needed, re-inspects
- Applicant selects unit from pool of rent reasonable inspected units or searches with assistance of caseworker
- ✓ Applicant comes in for briefing, gets voucher, signs lease, gets keys



Housing Workflow Process





Workflow Comparison

FY 2009:

- Average time from referral of applicant to DCHA to lease-up with a place to live:
6 months

FY 2010:

- Average time from referral of applicant to DCHA to lease-up with a place to live:
1 month

On-line Client Information Tracking



https://octo.quickbase.com - Housing the Homeless - Edit Client #1 - Microsoft Internet Explorer

Preview: 'DISPLAY' 'EDIT' 'ADD' A DIFFERENT RECORD

Last Name: First Name: Middle Name:

Individual or Family:

DOB: Age: 52 Race:

Special Needs:

Client's Status: Exited prgm?:

Survey ID: 2287 Housed?: Yes

Program Status:

Provider Name:

Shelter:

Notes:

Voucher Information

#bedrooms_perVoucher:

Date of DHS Original Submission:

Date complete_application_received_byDCHA:

DCHA Application Status:

DCHA Decision Date:

DHS Submitted Application to DCHA?:

Reason for Ineligibility:

Resubmission Date:

Voucher Number:

Unit Information

Unit - ADDRESS:

Unit - QUAD: SW

Unit - SIZE: 1

Lease-up Date:

RENT_minus_HCVPrent: \$90

Unit - # of Inspections: 1

Unit - MOV-IN: 09-11-2008

Unit ID #: 87

Unit - Landlord:

Transparency in submission, review and decision dates helps pin-point bottlenecks

Once a unit has been assigned and/or reserved for a client it is no longer available

Looking Ahead

- Incorporate streamlined process for all vouchers





Q and A Session

- Please submit your questions online.
- The webinar will be available on our website soon.
<http://www.usich.gov>

